

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$52,246.15

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11838 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

Monday, May 18th, 2015

AT 09:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF, NOT LATER THAN THIRTY (30) DAYS OF THE SALE, AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS THEREAFTER.

ALL that certain lot or piece of ground situate in the Borough of Aliquippa, County of Beaver and Commonwealth of Pennsylvania being Lot No. 356 in Woodlawn Land Company's Plan of Lots know as Hall Plan, as recorded in the Recorder's Office in Beaver County in Plan Book Vol. 3, pages 156-157, bounded and described as follows to-wit:

BEGINNING on the southerly line of Main Street at corner common to said Lot No. 356 and Lot No. 357 in the Plan aforesaid; thence northeastwardly by the said line of Main Street, 32 feet to line of Lot No. 355; thence southeastwardly by the dividing line between Lot No. 355 and Lot No. 356, 100 feet to line of Lot No. 392; thence south-westwardly by the dividing line between Lot No. 356 and Lot No. 392, 32 feet to line of Lot No. 357; thence northwardly by the dividing line between Lot No. 356 and Lot No. 357, 100 feet to the southerly line of Main Street, the place of beginning.

Title is vested in Kenneth Nicholson and Geraldine Nicholson his wife by deed from SELMA DROSSMAN dated March 16, 1982 and recorded April 30, 1982 in Deed Book 1179, Page 818. The said Kenneth Nicholson and Geraldine Nicholson departed this life leaving title vested in John M. Nicholson, Executor of the Estate of Geraldine D. Nicholson, Deceased Mortgagor and Real Owner by operation of law.

Map and Parcel ID: 08-042-0425.000

BEING KNOWN AS: 1821 Main Street, Aliquippa, Pennsylvania 15001.

PARCEL NO.: 08-042-0425.000

PLAINTIFF: HUNTINGTON NATIONAL BANK

VS

DEFENDANT: NICHOLSON JOHN M EXECUTOR OF THE ESTATE OF GERALDINE D. NICHOLSON, DECEASED

SALE ADDRESS: 1821 MAIN STREET Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Terrence J. McCabe, Esq.

N.B. -- Twenty percent (20%) of the purchase money must be paid at the time and place of sale. Payment must be in cash or certified check made payable to the Sheriff of Beaver County and the balance thereof, within thirty (30) days from the date of sale.

Sheriff George J. David